

**Affordable Housing Statement for Former Oakenrod
School, Rochdale**



August 2026

Introduction

This Affordable Housing Statement has been prepared by Great Places Housing Association, a Registered Provider, in support of the development of land at the Former Oakenrod School site in Rochdale, shown for the purposes of identification only on the Plan in Schedule 1, on which it is proposed to deliver a residential scheme of 100% affordable homes comprising social rent. Great Places Housing Association will deliver the affordable housing with its appointed contractor, Stonebond Properties (Manchester) Ltd.

The statement addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).

The Statement includes details of:

- i The registered provider – Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of not less than **46** units;
- iii the mechanisms to fund the Affordable Housing Units (including grant funding, whether that is for all or part of the Affordable Housing Units to be provided as part of the Development);
- iv affordability - the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- v the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This Statement shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

The Registered Provider

Great Places Housing Association is a Registered Provider who will procure the services of the contractor, Stonebond Properties (Manchester) Ltd, to complete the construction of this development. Following handover of the completed units the Registered Provider will:

- In respect of social rent units – own these units and be responsible for their future lettings and maintenance.

- In respect of the areas of the development that will require maintenance which sits outside of the housing curtilage (communal spaces, landscaping, unadopted roads and pathways), the provider will take responsibility for this through the organisations Plumlife Management facility.

The Type, Tenure and Location of the Affordable Housing Provision

Affordable Housing Tenure	Total	2 bed house	3 bed house	4 bed house
Social Rent	46	17	23	6
Total	46	17	23	6

The tenure mix may be varied from time to time throughout the lifetime of the development subject to the submission of a revised affordable housing statement for provision of the affordable units to be submitted for the written approval of the Council.

All homes are NDSS and M4(2) compliant.

The location of all social rent units within the site are as shown at Schedule 1.

Funding

The Affordable Housing will be provided as grant funded Affordable Housing through the Homes England Strategic Affordable Housing Programme.

Affordability

The required affordability criteria are as follows:

- Great Places will use the “formula rent” method to determine the appropriate level of rent to charge. The calculation is derived from a combination of property values (as at January 1999), local earnings and property size. Formula rent will be capped using the methodology set by the rent standard which varies based on the number of bedrooms of the property. The caps will be re-calculated annually in line with the rent standard.
- Rents are increased annually in April using a formula included within the Rent Standard and using direction from the Regulator of Social Housing.
- This Statement shall not be binding on a mortgagee or chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a **Receiver**) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT:

such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the dwellings and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the dwellings to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and

if such disposal has not completed within the three-month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the dwellings free from the provisions of this Statement which shall determine absolutely

Occupancy

The required occupancy criteria for each affordable tenure will be as follows;

- The Council will nominate housing applicants for the social rented homes at first let and a proportion of subsequent lets through the Council's Choice Based Lettings (CBL) system – Homes for Rochdale. Applicants will be prioritised according to the Council's Allocations Policy and subject to any variations agreed between the Registered Provider and the Council. Together parties will work to achieve a balanced and sustainable community, tenancy sustainment actions will be undertaken by the Registered Provider.

Great Places Housing Association
August 2026

Schedule 1

Site plan



- Legend (Feasibility Layout)**
- Site boundary
 - 1800 concrete post & close boarded panel fence
 - 600 wall / 1200 close boarded fence (feature wall detail)
 - Indicative retaining wall (Subject to external works design)
 - Easement
 - Pump Station (15m Standoff)
 - Bin storage area
 - Bin collection point
 - Front door (1200 level threshold)
 - Rear door (level threshold where stated on external works)
 - Tarmac highway (carriageway)
 - Tarmac highway (footpath)
 - Alternative Surface Treatment
 - Shared drives to be constructed to withstand a **12.5 kN load** to allow fire appliance access
 - Existing trees to be retained
 - Indicative landscaping (refer to landscaping layout)
 - Indicative landscaping (refer to landscaping layout)
 - Managed landscaping area
 - Proposed Attenuation Basin
 - EA Easement (10m)
 - Acoustic Boundary Treatment (1.8m) - Refer to Noise Assessment Report

ACCOMMODATION SCHEDULE

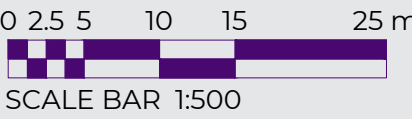
Housetype	Number	Mid	End	Det	SqFt	Bed Nos.	Occupation	Total SqFt
Bittern	8	4	4	0	761	2	3p	6088
Tern	9	8	1	0	850	2	4p	7650
Curlew	3	0	3	0	960	3	4p	2880
Gadwall	6	0	5	1	1012	3	4p	6072
Eider	3	0	2	1	1012	3	4p	3036
Jay	11	0	11	0	1050	3	5p	11550
Redwing	6	2	4	0	1218	4	6p	7308

SITE TOTAL	46							44584
Gross OM Area	4.39				Acres			
Nett OM Area	2.42				Acres			
Coverage	18,423				SqFt/Acre			
Density	19.0				UPA			

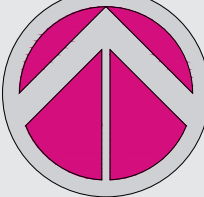
Road Measures

5.5m Adopted Highway
Private Shared Drive

230m
505m²



NORTH



Stonebond.

Project Title:
Bury Rd (Oakenrod), Rochdale

Project Number:
MAN038

Drawing Title:
Planning Layout

Scale:
1:500 @ A1

Date:
July 2026

Revision Notes:
Acoustic boundary treatment amended.

Drawing Number:
SBP-ZZ-ZZ-DR-A-91-100

Rev:
P03